

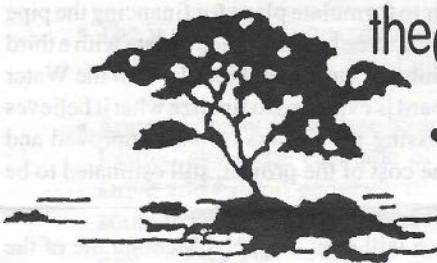
Park Notes .....	page 1
Interim Pipeline .....	page 2
Waterhouse Trust .....	page 3
Property Lines .....	page 4

vol. IV, no. 2

december 1996

Surf Pines Association Newsletter

for all members



# the Surf Pines Breeze

## President's Letter

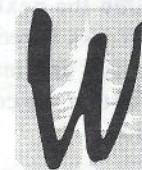
The past few months have been busy months for the Association. A number of projects have been started and some completed. A recent spate of vandalism coupled with an irresponsible use of entry codes and transmitters on the part of some residents has prompted the Board to convert our gate entry system to a card reader type. Our security committee has talked to several other gated communities and found that they almost universally use card readers for gate entry.

A new culvert was installed on Surf Pines road just in time to carry off the rain which has begun to fall. Gene Keever spearheaded this effort, which was accomplished with minimal inconvenience to the community. Follow-on paving will be deferred until spring.

A recent incident at the north gate prompts the following remarks. The electronic circuit card failed. We had no spare, because we didn't want to waste money on a card which will be obsolete when we go to the card reader system. We ordered a rebuilt replacement, which had to be coded before it could be installed. The coding pro-

cess involved the manual entry of several hundred codes. We expedited this process as best we could, but some people were inconvenienced. Most people accepted the inconvenience with good grace. Some didn't and laid their anger on Ken Buckingham. For those of you who behaved in a civilized manner, you have my thanks. For those of you who didn't, shame on you. Ken Buckingham reports to me. He need not—and has been instructed not to—accept abusive treatment from any member of this community. If you have a problem, take it to the Board, not Ken. One individual had the temerity to order Ken to lock the north gate in the open position while the system was down. For those of you needing reminding, I remind you that much of the maintenance, upkeep and repair in Surf Pines is done on a volunteer basis and neither I nor any other volunteer will accept a lot of abuse for giving to this community that most precious of all resources, time. Speaking of volunteers, we have a continuing need for volunteer help in a number of areas. If you feel so inclined, please contact a board member.

see Prez page 4



## Park Notes

ork on the park continues as weather permits. Grass has been planted and is already coming up. Those areas that look denuded now will be filled with spring bulbs (already planted), seedlings, shrubs and ground cover. The park committee and Chuck Johnson have been communicating with Rainbow Nursery on a plan that will create a natural landscape utilizing plants that will be low in maintenance, and elk, deer, and wind proof.

The nature path has been laid out and a small number of willows removed. By doing this, the pond is more visible and the waterfowl have better access. The flat field at the top will make a suitable area for games and the grass cover should provide a soft, safe area of good size. Stakes have been placed to mark the boundaries.

Residents have been volunteering labor and have offered to contribute plants and trees. If you would like to help in any way, please call Louann Riggan, 738-5457. We hope to create an area that everyone can enjoy and that is in keeping with the unique character of Surf Pines.



# THE PIPELINE

Surf Pines Water Association Newsletter

December, 1996

Burr Allegaert, President .... 738-2987 or 738-7717  
Bob Black, Vice President .. 738-0223

Babe Price, Secretary ..... 738-6760

Bob Gazewood, Treasurer .. 738-9426 or 503-667-0524  
Cal Wigant ..... 738-0691 or 503-692-1234

## President's Report

Dear Surf Pines Water Association Members:

I am taking this opportunity to include the most recent information on Water Association matters with *The Breeze*, even though some of the projected dates are only tentative at this time.

### Connection to Warrenton

We were unable to effect the connection to the Warrenton system during November as I had hoped. The City of Warrenton has just hired a new City Engineer and the City Manager wanted to wait until the Engineer was in place before proceeding.

Currently, the City of Warrenton and the Water Board are close to finalizing the language for the definitive agreement between us. Once that is accomplished the Agreement will be presented to the Water Board and the Warrenton City Commission for approval.

Our Operations Committee has had their first meeting with the new Warrenton City Engineer. Within the next couple of weeks, the City Engineer and the Public Works Director will meet with the Operations Committee here on site and make final plans for the connection. We are now hopeful that the connection can be made during the month of December.

### Gates and Security

The last issue of the *Breeze* announced that all transmitters for the gates would be reprogrammed early in November. This process has been completed. If any member has a transmitter that has not been turned in to Ken for altering, that equipment will no longer open the gates. Purpose of this move was to provide greater security, as members' responses to security questionnaire requested.

Some individuals evidently still fail to use their transmitters and code number carefully, allowing unauthorized people easy access. Clearly, this lack of consideration for the community can create serious problems and it has in the past.

The board has decided to phase out transmitters and move to a card reader system for entry. The security committee looked at the systems used at other gated communities and learned about their success rate. The plan is to install a card reader

device at the south gate early next year. The new system will go through a shake-down period and when all the bugs are worked out, it will be fully implemented. It is anticipated that some people, such as service personnel, will need access by key pad number, but eventually all members will have access to both gates by personal card. Details of how the new system will function will be announced early in 1997.

### Holiday Party

Whatever your holiday plans may be, please include the Surf Pines holiday party. It will be held this year at Mike and Mary Davies' home, 2373 Manion (it's the house on the lake as far east of the road as the path goes.)

The party is planned for December 14 from 5 to 7 p.m. Please bring your favorite dip or some other hors d'oeuvre. Hear music by Seaside High School's madrigal singers. It's great a opportunity for sharing holiday cheer.

### Pipe Improvement Project

As reported in September, the Board has appointed a Finance Committee with Allen Cellars as Chair to formulate plans for financing the pipe improvement project. The Committee has met twice to date with a third meeting scheduled for November 23 to be held jointly with the Water Board. At that meeting the Board is expected to finalize what it believes will be a fair method of assessing the owners of both improved and unimproved properties for the cost of the project, still estimated to be approximately \$210,000.

Once this is accomplished, we will plan a Special Meeting of the Association Membership sometime in February to vote on the Special Assessment.

Simultaneously, soon after the first of the year, Warrenton will commence the engineering work necessary to prepare plans and specifications for the project prior to advertising for bids.

It is still my hope that we will be able to move forward and complete this project prior to the onset of next year's fire season. We have set a tentative completion date of July 1, 1997.

Once again, we will try to keep you informed of progress. In the meantime, thank you for your patience.

—Burr Allegaert

### Charlton/Malarkey Property on North Ocean

Perhaps inspired by Surf Pines' plans to create a low-impact park for members' enjoyment, it appears that the owner of tax lot 71016C #300 plan to use their property for the same purpose. They have submitted a request to the Surf Pines board for permission to create an access off Ocean Drive and the preliminary plan shows some picnic tables, portable toilets and a water fountain. The request is not before time, since the access was created without such a formality several months ago. The county planning department has said that it will take any reservations Surf Pines has very seriously in weighing planning permission. In view of the fact that the property does not lie within Surf Pines' boundary, there are concerns about who will use the area and how the private nature of the community can be preserved. The board considered the request at its November 25<sup>th</sup> meeting.



## Waterhouse Trust

# the Surf Pines Breeze

by Steve Clark

Mr. Lloyd Randall, Vice President and Senior Asset Manager from Wells Fargo Bank, was invited to the October 17<sup>th</sup> Surf Pines board meeting to discuss Waterhouse Trust and its land holdings in the Surf Pines area. His discussion included the following:

- The Waterhouse Trust owns approximately 85.16 acres in Surf Pines.
- Approximately 45 of these 85 acres are located along the east side of Ocean Drive and extend generally north and south from the intersection of Horizon and Ocean. An additional (approximately) 40 acres is located along Manion Drive and extends from Manion Drive eastward to Neacoxie River.

• The trust plans to develop this property.

• In the 45 acres along Ocean Drive a preliminary plat shows 38 lots (proposed). On the same preliminary plat, in the 40 acres located along the east side of Manion a total of 24 lots are shown.

• On the preliminary plats, all of the proposed lots appear to be approximately one acre or larger. The "or larger" appears to apply more to the 40 acres along Manion Drive.

• The trust is paying property taxes on this land on an assessed value of approximately \$2.2 million.

• Mr. Randall indicated three of the factors which influenced the way in which the number and configuration of proposed lots were determined:

- 1) applicable zoning,
- 2) wetlands,
- 3) butterfly habitat.

• According to preliminary plats, the total number of lots proposed for the 85.16 acres is approximately 62.

• As a representative of the trust, Mr. Randall and/or a designated developer will be available to meet with interested Surf Pines home and/or property owners to relate the status of the trust's progress toward development of the Waterhouse Trust properties and to listen to views and comments re: their development of these properties. If such a meeting were to take place, it could be town hall type and would probably be arranged by the Surf Pines board.

• The trust also owns approximately 75 acres located north of Surf Pines Road and east of Neacoxie Creek. Development of similar type (38 homes) is being considered for this land.

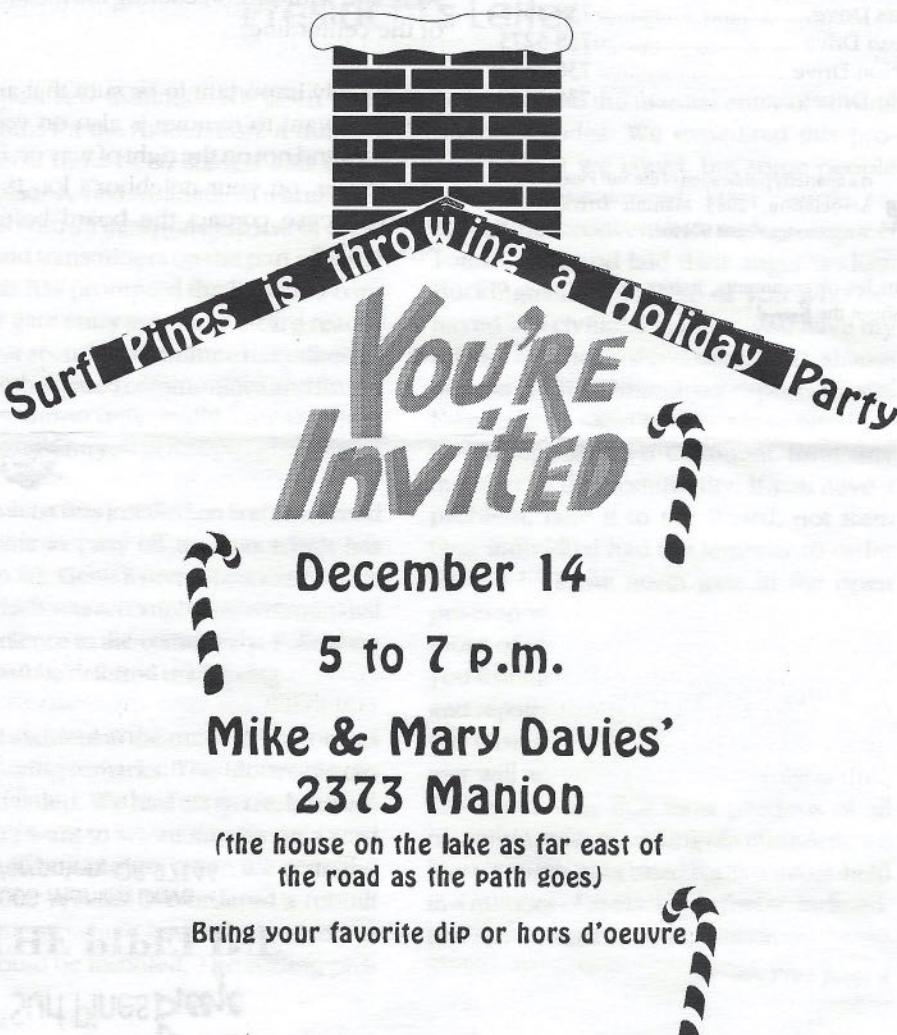
In a related matter, Mr. Randall indicated he will be willing to consider a proposal which would be prepared and submitted to him by the Surf Pines board re: conditions under which the trust would allow the cutting/trimming of trees and shrubs in certain areas of Waterhouse Trust property in Surf Pines.

Prez, from page 1

Our Community Relations Committee exists to help you with community problems which you can't solve without help. Please avail yourself of the talented and concerned people on this committee to help resolve grievances, solve problems or to entertain suggestions for providing a better community.

Have a happy and healthy 1997. Until next issue,

Yours, *Chuck*



## Property Lines

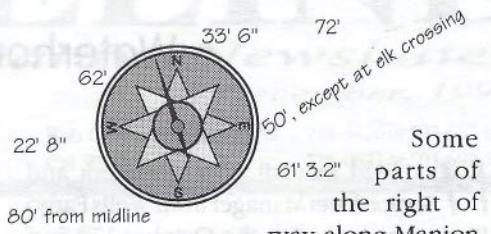
It's a wise property owner who knows where his land begins and ends, particularly in relation to the Surf Pines road rights of way which belong to the association. Questions have surfaced frequently enough that the board believes members should have more information, in order to avoid accidental encroachment on the right of way.

Roads owned by Surf Pines Association with their established rights of way are:

Surf Pines Road—80 feet;  
Manion Drive—60 feet, except for 80 feet of length at the curve below the Malarkey junction, where the width is 180 feet;

Ocean Drive—60 feet; but the link from Manion down to the lower road is 65 feet, and the width of the part north of the curve is 80 feet;  
High Surf—50 feet;  
Lucas Drive—50 feet;  
Horizon Lane—80 feet;  
Elk Run Lane—20 feet;  
Surf Pines Landing Drive—50 feet;  
Malarkey—60 feet.

Lakeside Court and Pineridge Court are private and are maintained by the residents whose property they abut. The new road into Silverspot Meadows, Silverspot Lane, will be turned over to Surf Pines when all construction is completed.



Some parts of the right of way along Manion and on Lucas have been landscaped by the owners of adjacent land. Fences have also been constructed on Surf Pines property. Should it be necessary to widen the roadway or dig up these areas to access utilities, Surf Pines Association will have no alternative but to sacrifice these improvements.

The board hopes to avoid creation of more such situations by making all members aware of the extent of the rights of way. If any owner is contemplating fencing or landscaping or other improvement along the roadside, please contact the board of directors first to determine where the right of way ends. Be aware that the roads are not always in the center; several were laid without considering the location of the center line.

It is equally important to be sure that any tree you want to remove is also on your property and not on the right of way or, for that matter, on your neighbor's lot. If in doubt, please contact the board before proceeding.

### Surf Pines Association Board of Directors

President	Chuck Johnson	38 Surf Pines Landing Drive	738-9746
Vice President	Al Laakso	2010 Ocean Drive	738-5273
Secretary	John Orr	2334 Manion Drive	738-0944
Treasurer	Tom Wilcox	2320 Lucas Drive	738-3515
Gates & Security	Al Laakso	2010 Ocean Drive	738-5273
At Large	Steve Clark	2279 Manion Drive	738-8617
At Large	Louann Riggan	2300 Lucas Drive	738-5457

## the Surf Pines Breeze

is a quarterly publication of the Surf Pines Association, 2003 Manion Drive, Warrenton, Oregon 97146.

Members are invited to contribute articles or comments, letters to the editor, or anything fit to print. Don't hesitate — shoot the *Breeze*!

Layout: Lani Johnson

Warrenton, OR 97146

2003 Manion Drive  
Richard & Kathy Schroeder

Warrenton, OR 97146  
2003 Manion Drive

THE PIPELINE  
the Surf Pines Breeze

BULK RATE  
U.S. POSTAGE PAID  
Seaside, OR  
Permit #10